BENGALURU WEST CITY CORPORATION

<u>TENDER FOR THE</u>:- For Renovation ,operating, supervision and maintenance of Swimming Pool and its associated buildings located at 17th main, BSK 2nd Stage in ward No-108. Ganesha mandira, Padmanabhanagar constituency, Bengaluru- 560070.

BENGALURU WEST CITY CORPORATION

Office of the Executive Engineer, Yediyur Division,
4th Cross, Jayanagara 7th Block, Bengaluru-560 070.
e-mail: eeyediyurdivision@gmail.com

Contents

Section Description

1. NOTIFICATION
2. REQUEST FOR PROPOSAL (RFP)
3. ELIGIBILITY CRITERIA
4. GENERAL CONDITIONS
5. DETAILS OF INFRASTRUCTURE
6. FORMAT FOR TECHNICAL BID
7. FORMAT FOR FINANCIAL BID
8. INSTRUCTION TO BIDDERS

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REQUEST FOR PROPOSAL (RFP)

(TWO TENDER DOCUMENT SYSTEM)
(Through GOK Karnataka Public Procurement Portal only)

Subject:- For Renovation, operating, supervision and maintenance of Swimming Pool and its associated buildings located at 17th main, BSK 2nd Stage in ward No-108. Ganesha mandira, Padmanabhanagar constituency, Bengaluru- 560070.

** ** * *

Bengaluru West City Corporation proposed to lease out the **Swimming pool situated at 17th cross, BSK 2nd Stage in ward No-108. Ganesha mandira, Bengaluru**, to operate **for a period of Ten years** ***"As is Where is Basis"*** for supervision and maintenance of both swimming pool and its associated buildings, from the interested company/firms/sports promoting bodies etc.,

Bengaluru West City Corporation invites Tender for Renovation, operating, supervision and maintenance of Swimming Pool and associated buildings from the interested company/firms/ sports promoting bodies etc., who have got experience & expertise in the above field may submit tender for the above said swimming pool and its associated buildings along with the following information in duplicate.

- Bidders should be registered with the IT, ESI, PF, Labour Department and Other statutory authority of GOK.
- General details of the company, firms, sports promoting bodies etc., along with full information pertaining to the organization.
- Past three years audited financial statements along with details including annual turnover, income and net cash accruals certified from the chartered accountant.
- Atleast minimum of three years experience certificate for the maintenance of swimming pool from the competent authorities like swimming pool federation/ Owner of the swimming pool(affidavit) sworn before the civil judge/BWCC concerned officer (not below the rank of Executive Engineer) and Bidders should not be a defaulters by payment which is due of any kind of revenue or contract amount to BWCC are not eligible to participate in the tender process, & day to day maintenance like water purification, up keeping the swimming pool in good condition, providing watch & ward of swimming pool and its associated buildings maintenance and also for collection of swimming fees etc.
- Business model for sharing of revenues.
- Any other relevant information's for assignment.

The complete details including terms and conditions (RFP) may be down loaded from the website the Government of Karnataka (viz., https://kppp.karnataka.gov.in) through e-procurement portal. The Tender may be uploaded through KPP portal only on or before 21th March 2026.

Executive Engineer
Yediyur Division
Bengaluru West City Corporation

Copy to:

1. Copy submitted to the Chief Commissioner GBA for kind information.
2. Copy submitted to the Commissioner BWCC for kind information.
3. Copy submitted to the Addl. Commissioner (Developments) BWCC for kind information.
4. Copy submitted to the Chief Engineer, Malleshwarm Zone for kind information.
5. Copy submitted to the Superintendent Engineer, Malleswaram Zone for kind information.
6. Copy submitted to the Tender bulletin officer, GBA for requesting to publish the tender notification in tender bulletin.
7. Copy submitted to Chief Auditor and Chief Account officer for kind information.
8. Copy submitted to A.C.F Malleshwarm Zone for kind information.
9. Copy to CPRO with request to make arrangements for publication of notification in two leading daily Kannada and English News papers.
10. Copy to Acct. Suptd /Cashier of division office for needful.
11. Copy to I.T. Advisor with Soft copy for needful action to place in the GBA website.
12. Notice Board / Office copy.

BENGALURU WEST CITY CORPORATION

Office of the Executive Engineer, Yediyur Division,
4th Cross, Jayanagara 7th Block, Bengaluru-560 070.
e-mail: eeyediyurdivision@gmail.com

No: EE(YD)/TEND/ 06/2025-26 Date:04.03.2026

SHORT TERM TENDER NOTIFICATION
(TWO TENDER DOCUMENT SYSTEM)
(Through GOK Karnataka Public Procurement Portal only)

Tenders are invited by the Executive Engineer, Yediyur Division for the Services mentioned below under the Karnataka Transparency in Public Procurement Act 2000 through electronic two cover tendering system (e-Procurement) in prescribed format from registered agencies with I.T, E.S.I, P.F, Labour Department and other statutory authority of Government of Karnataka Organizations.

The Tender Document can be downloaded from the GOK e-Procurement the Government of Karnataka (viz., https://kppp.karnataka.gov.in) Website on payment of prescribed fee noted against each item of work (nonrefundable) in the form of e-Payment through e-Procurement Portal. The Bidders should accompany a copy of the Registration Certificate and shall be submitted through e-Procurement Portal only **(Manual submission of either application or any documents will not be entertained).**

Sl. No.	Name of the Work	EMD in Rs. in lakh	Period for maintainance work	Base Rent in Rs	Cost of tender form in Rs
1	For Renovation, operating, supervision and maintenance of Swimming Pool and its associated buildings located at 17th main, BSK 2nd Stage in ward No108. Ganeshamandira, Padmanabhanagar constituency, Bengaluru- 560070.	**6.00**	**10 Years**	**2,40,00,000**	**As per KPP portal.**

Time Schedule/Calendar of events:

1	Tender documents may be downloaded from the e-procurement portal	:	From 07.03.2026 17.30 Hrs Onwards
2	Last Date & Time for uploading tender documents	:	On 21.03.2026 upto 16:00 Hrs
3	Pre-Bid Meeting	:	On 13.03.2026 at 16.00 Hrs
4	Opening of technical document	:	On 23.03.2026 at 10.30 Hrs
5	Financial opening	:	Opening date will be intimated through KPP Portal

NOTE:

1. Pre bid meeting will be held **on 13.03.2026 at 16.00 Hrs in the office of Chief Engineer, Malleshwaram Zone, BWCC, Palike Soudha Building, 1st Floor, 14th cross, Chandra Layout, Bangalore-560072** to clarify the issue and to answer questions on any matter that may be raised at that stage as stated in "Instructions to Bidders" of the bidding document.
2. Any corrigendum/addendum will be published in the KPPP Only.
3. Bids will be opened on the website https://kppp.karnataka.gov.in. in the office of the Executive Engineer, Yediyur Division.
4. Aspiring Bidders/Contractors who have not registered in KPPP should register before participating through the website https://kppp.karnataka.gov.in/ Before submission of online bids, bidders must ensure that scanned copies of all the necessary documents have been attached with bid.
5. All the required information required for Bids must be filled and submit online.
6. For details, registration and e-payment visit KPPP website https://kppp.karnataka.gov.in/ or contact KPPP Helpdesk at +91-9240214000 and +91-9240214001

Sd/-
Executive Engineer
Yediyur Division
Bangalore West City Corporation

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10. Copy to Acct. Suptd /Cashier of division office for needful.
11. Copy to I.T. Advisor with Soft copy for needful action to place in the GBA website.
12. Notice Board / Office copy.

Executive Engineer
Yediyur Division
Bangalore West City Corporation

I . Eligibility Criteria

The following are the important documents are to be uploaded for technical evaluation. (Mandatory).

a) The bidder should upload registered certificate of I.T, (Pan card or IT payment certificates, etc.) .
b) Bidder should enclose minimum of three years experience certificate of the maintenance of swimming pool of minimum size 22 m X 50m from the swimming pool owners/institutions/BWCC concerned officer (not below the rank of Executive Engineer in case of swimming pool belongs to BWCC) State Government / Public Sector under taking / any other reputed private organizations/sports authority organizations,etc.
c) Bidders should submit their **company profile.**
d) Copies certified from the chartered accountant shall be uploaded pertaining to the audited financial statements along with the details of annual turnover, income and net cash accruals from past 3 years.
e) The bidders should upload the certificate issued from the labour department.

II. TERMS AND CONDITIONS

1. The tender is purely through e-Procurement portal only (Two-cover system).
2. **RFP document should be uploaded through e-Procurement portal only.**
3. General details of the company, firms, sports promoting bodies etc., along with full information pertaining to the organization.
4. Experience in the relevant field like, details of experience to carryout coaching for swimming & day to day maintenance like water purification, up keeping the swimming pool in good condition, providing watch & ward of swimming pool, its associated building maintenance and also for collection of swimming fees etc.
5. Business model for sharing of revenues.
6. Any other relevant information's for assignment.
7. The manual submission of documents will not be entertained (RFP documents to be uploaded through e-Procurement portal only)
8. **Bidders should submit their EMD of 6.00 lakhs and tender processing fee in the form of e-payment through e-Procurement Portal (Credit Card, Direct Debit, National Electronic Fund Transfer (NEFT), and Over the Counter (OTC). 1 lakh online remaining BG.**
9. Any reputed Individual / Company registered with I.T, E.S.I, P.F, Labour Department, valid PWD Class-1 License and other statutory authority of Government of Karnataka Organizations are eligible to apply.
10. **Only after e-payment through e-procurement portal the RFP documents may be downloaded**.

11. **In addition to EMD 10% of the quoted / bid amount shall be paid as Additional security deposit through Bank Guarantee.**

12. The successful Bidders should pay the **rent amount as per the schedule mentioned.**
13. The swimming pool operation will be permitted to successful tender after execution of an agreement on stamp paper and on payment as per Payment Schedule, In case the bid amount / tender amount is not paid with in the stipulated time the BWCC is at liberty to forfeit the earnest money deposit and take further action to call for Re-tender by holding him responsible with risk and Cost for any losses incurred to the BWCC such Bidders shall loose his right to participate in retender again.
14. **The assigned work total duration is Ten years only**.
15. For any type of breach of agreement or any other relevant causes BWCC is entitled to cancel the tender.
16. No Joint Venture / Consortium are permissible
17. Bidders can access tender documents on the website, fill them and submit the completed tender document into electronic tender on the website the Government of Karnataka (viz., https://kppp.karnataka.gov.in)
18. Liability of insurance for employees has to be compulsorily taken and also to the public swimmers and equipments.
19. Initial 4 months will be considered as rent free due to renovation activities
20. Spot inspection before the last date of tender uploading to be certified with the tender inviting authority.
21. 4 Months rent free for renovation work.

22. Presentation regarding the methodology for renovation operation and maintenance to be given before the technical bid opening.

Payment Schedule table

1st Instalment	1st Year Rent Amount (12 Months Rent)	Within 7 Days from Date of LOA
2nd to 10th Instalment	Each Instalment Amount is of 12 Months Rent	Before 1st week of the year(start date)

III. GENERAL CONDITIONS :-

1 The successful bidder agrees to abide the terms and conditions prescribed by the Competent authority

2 After payment for RFP document which is as per e-procurement portal norms the RFP document may be downloaded.

3 In the event of the successful bidder committing breach of any of the conditions of the Contract, the Competant authority reserves the right to cancel the Lease forthwith and to enter upon the leased property without payment of any compensation and without assigning any reasons whatsoever to the Lessee.

4 During the contract period, for any casualties, accidents deaths, etc., the BWCC is not responsible and for which BWCC will not pay any compensation for the same.

5 If any casualties, accidents, deaths etc., are noticed repeatedly for three times in a year the contract will be terminated.

6 Electricity consumption charges and water supply consumption charges are to be born by the Lessee only within the stipulated period.

7 The BWCC always empower to penalize up to 25% of the bid amount (Penalty) for Lessee for any breach of contract.

8 The Bidders shall solely be responsible for the payment of minimum wages, allowance, bonus, gratuity and other benefits as per minimum wages act to its employees and responsible for the welfare of its employees as per the various labour legislations and regulations in force from time to time.

9 The Bidders shall solely be responsible for any commission or omission of its employees.

10 The Bidders shall maintain the required number of personnel to the Swimming Pool and shall arrange replacement as necessary at its own expenses. In case of sickness, absentees and leave of its employees or the absence of the personnel for any reason whatsoever. Alternative arrangement should be made.

11 The Bidders shall arrange regular periodical / surprise checks to supervise the performance of the Swimming Pool.

12 The Bidders shall maintain all records, register and such other required compliances contemplated under the provisions of all the relevant statues which interlaid include the Contract labour (Regulation and Abolition), Act, Provident Fund act and rules payment of wages act and other relevant statues in force from time to time.

13 The duration of duty is eight hours per day per person. To keep the efficiency and alertness the overtime will be kept to the barest minimum.

14 The bidder should be in position to Appoint persons with good speaking of Kannada and English with minimum required qualification.

15 The successful bidder shall comply with all the provisions of the labour act and any other applicable acts and rules and he shall solely be liable to any proceedings / actions / payment of penalties for any violation and non – compliance. It would be the responsibility of the Bidders to give weekly holidays and other facilities to each of the person as per the provisions of the applicable acts & rules.

16 The successful bidder shall be solely responsible for the safeguarding of the entire properties / equipments of the BWCC assigned to them and any theft / loss / damages arising out of any lapse / negligence shall be rectified by the Bidders within a period of 15 days from the date of the incident failing which the BWCC shall forfeit the EMD, invoke the bank guarantee submitted by the Bidders and the contract is liable to be terminated.

17 If there is any lapse in providing the assigned service, same will be carried out by BWCC and the expenditure incurred for the same will be recovered from the Bidder

18 The EMD amount of the Successful tender will be retained by BWCC till the completion of contract period.

19 In addition to above further security deposit of 10% of contract value Through Bank Guarantee (Nationalized/Scheduled Banks Only) to be paid through D.D. in favor of **Executive Engineer, Yediyur Division BWCC** and same will be released after successful completion of the service / work.

20 Both EMD and SD will be released after successful completion of assigned contract period of work

21 BWCC is not responsible for non payment supposed to be paid by the bidder to any of his men / sub Bidders/ Companies / boards etc.,

22 Any disputes on the points between the Engineer–in Charge and Contractor shall be referred to the Commissioner, BWCC whose decision shall be given in writing which will be final and legally binding on the Contract.

23 If BWCC notices any lapses in performance of the assigned work, EMD, FSD, will be forfeited And all other General contractual obligation stipulated under Vol-I of the tender document for procurement of Services.

24 Bidders have to meet the cost of chemicals used in the pool along with cost of water charges and electricity charges during the tender period of the swimming pool.

25 **The Commissioner, BWCC, Bangalore reserves the right either to reject or to accept any tender without assigning any reason before or after finalization of the Tender.**

26 The date of permission of the gate fee collection as notified in tender is subject to variation. If there is any delay in accepting the tender or other unavoidable delay for which no compensation will be paid to Bidders by the BWCC.

27 The EMD credited by successful tender will be held as security Deposit for the due performance of his contract till the end of the contract period, During the period of contract if any loss caused to the BWCC Property due to the negligence of the Bidders such loss and the amount of fines levied will be recovered from the amount deposited by him.

28 The accepted Bidders is bound to abide by any other terms and conditions that may be insisted by the Commissioner from time to time and he will have no right for claiming any remission or compensations in the contract amount under any circumstances.

29 **For technical eligibility all the documents mentioned in the eligibility criteria are to be uploaded compulsorily within the time frame and technical evaluation aggregate marks should be more than 75 (Final discretion is rest with BWCC).**

30 The Departmental Collection if made directly during the contract period for violation of any terms and conditions will not be refunded.

31 The Bidders shall not sell or transfer or sublet the contract in contravention of these conditions will result in cancellations of contractor.

32 The Bidders is bound to issue admission tickets got printed by him at his own cost as approved by the Commissioner, half an hour before the time fixed for each batch.

33 The Bidders shall not collect the entrance fee at the rates other than those specified in notification.

34 The BWCCis not liable for any loss or damages occurred during the period of contract which the Bidders may incur in respect of this contract for any reason what so ever. He is also responsible for the damages caused to the BWCC property at the above place.

35 The Bidders will be liable to keep the pool vacant for the use of the BWCC to conduct swimming competitions etc., Minimum of 15 working days during the contract period.

36 The Bidders shall maintain the complaint book within the premises of the swimming pool.

37 The Bidders shall exhibit the Instructions, Approved rates of entrance fee and timing of each batch Etc... On the notice boards which will be displayed at the entrance of the swimming pool.

38 The swimming pool should b.e closed for 30 days / annum for cleaning or repairs for which no rebate will be allowed to the successful Bidders.

39 The bidder shall open a register and keep an account of the persons enter the swimming Pool every day for each batch which shall be kept open for the inspection of the authorized officials of the BWCC at any time.

40 Pool should be given 15 days in a year to conduct state and national level championships and also to BWCC(if required)

41 BWCC name board should be displayed at the entrance of the pool.

42 The swimming pool shall be kept open on all the days except on weekly Holiday declared by the Commissioner.

43 The swimming pool shall remain closed on Maintainance period.

44 In any batch Maximum number of swimmers should not exceeds **200** persons.

45 **Learners shall not be allowed to swim unless they wear yellow caps and Safety Jackets**.

46 The Bidders is fully responsible and Accountable for any injuries or fatal accidents to the swimmer at Pool premises that may occur during Contact period and all the intending swimmers should enter the pool only after having bath.

47 Persons holding venereal and contagious diseases are prohibited from entering into the swimming pool.

48 Person Indulge in mis-behavior shall leave pool on the direction issued by the swimming instructor on duty.

49 Such other clauses for getting admission to use of the swimming pool will be liable whenever notified by the Commissioner, BWCC or any other officer duly authorized by him.

50 The BWCC reserve the rights of the inspection of the swimming pool by the concerned officers to up keep of the swimming pool.

51 Successful bidder should have experience in handling the public swimmers.

52 Pool should be free from water born diseases.

53 Frequent pool testing (Chlorine, Alkalinity level, PH value etc.,) should be conducted and results must be maintained in a register for verification by BWCC.

54 The BWCC is not be responsible for any loss/losses which may result due to power failure, machine failure, non-availability of chemicals and any other circumstances and cause

55 In addition to the other conditions, general conditions are subscribed on the Notice Board kept at the entrance of the swimming pool for regular guidance of the swimmers. Those regulations are to be followed strictly.

56 Contravention of any of the above terms and Conditions of this notification and the agreement shall entitle for cancellation of the contract by the Commissioner BWCC.

57 The concerned Executive Engineer /Assistant Executive Engineer / Assistant Engineer / Junior Engineer will Supervise the admission of the Swimmer in each batch, if any violation of conditions observed by the officers of the BWCC will take necessary action against the Bidders.

58 The Required minimum staff for training and maintenance is to be deployed by the Bidders. at his own cost.

59 The Security arrangements have to be provided by the Bidders all round the clock at his own cost.

60 The successful bidder has to appoint experienced personnel and to bear the entire cost of his establishment as per prevailing rules and regulations.

61 The successful bidder appoint only trained life guards and coaches at his own cost with utmost care.

62 The expenses towards the required Chemicals, Chlorine, Electricity consumption charges and water consumption charges towards the purification and other equipment, replacement of machinery parts repairs to pump and other repairs etc., required for maintaining the pool in a satisfactory condition is to be born exclusively by the Lessee only.

63 The successful bidder agrees to hand over possession of the swimming pool to the Lessor in the working condition.

64 The successful bidder should withdraw the personals appointed by him immediately after the tender period is completed and the Lessor will not appoint them or continue them in service after the Lease period is completed under any circumstances.

65 **For delay in payment of agreed amount the Lessee is liable to pay an interest amount at the rate of 18% per annum.**

66 Minimum of 2-3 no.of training camps (Both for ladies and for gents) should be conducted in a year to teach to learn swimming and and also for competition

67 D.G. backup should be installed and maintained.

68 **The agreed amount should pay on or before of every 10th of start of schedule period of the subsequent years**.

69 Strictly the Swimming pool, bath room, toilets etc., should always be maintained in hygienic condition.

70 First Aid box should be kept in the premises of the swimming pool area to attend casualties if any.

71 PH value of water 7.2 to 7.8 should be maintained strictly.

72 Successful bidder should pay minimum wages to Staff including all taxes as applicable time to time.

73 **BWCC is empowered to change any conditions of contract whenever required**.

74 **All the documents in original are to be submitted to this office before execution of agreement, otherwise EMD and FSD will be forfeited and the tenderer will be rejected.**

75 Safety equipments like ring buoys, rescue tubes, first aid kit, Abmulance tie up with nearest hospitals with facilities, oxygen, and telephone are to be always available in the swimming pool premises.

76 Safety and security measures are to be taken and should demonstrate before executing agreement.

77 Coaches should be qualified and should produce NIS certificate (National institute of sports certificate) -5 Nos.

78 Trained life guards should obtain certificate from Karnataka Swimming Association/Royal life saving society of India or from the red Cross etc.-5 Nos.

79 Pool operators should be certified from the KSA or any other reputed organizations.-2 Nos

80 Preference given to those who have got experience in maintaining swimming pools of Govt sector/BWCC/Public undertaking /private pool/sports authority, etc.

81 Minimum in 3 shifts security and safety personnel should be engaged (At least one in each main entrance).

82 The Tender is a Two Cover Tenders System Consisting of

a. **<u>Technical Bid</u>**: The Technical bid should contain EMD, details of technical,- financial and managerial capabilities experience to Execute the said work as per the requirements and all the requirements mentioned in the eligibility criteria.

b. **<u>Financial Bid</u>**: The financial bid should contain only the **price bid**. For such of those bidders, whose technical bids do not satisfy the eligibility criteria their financial bids **will** not be considered and the tenders will summarily be rejected.

83 Non submission of the tender attracts action as per conditions stipulated in the rules of registration of Contractors.

84 **The E.M.D. will be forfeited for non submission of tender**. Successful bidders should submit the E.S.I. and P.F. certificate obtained from the concerned department to the labours and to officials.

85 Safety and security measures are to be taken and should demonstrate before executing agreement.

86 Successful bidder should quote total bid amount for 10 years in a single lump.(As shown in Format VII).

87 Only the bidders **who qualifies in technical evaluation (cover no. 1) they will be eligible for opening the financial bids (cover no.2)**

88 Successful bidder who are defaulters in payment of any kind of revenue and contract amount to the BWCC **are not eligible to participate in tender**.

89 Development work will be inspected and supervised under BWCC authority.

90 As in Handed over in Prevailing condition.

91 Tender documents may be downloaded from Government of Karnataka e-Procurement website https://kppp.karnataka.gov.in under login for Contractors. Aspiring Bidders/Contractors who have not registered in e-procurement should register before participating through the website viz., https://kppp.karnataka.gov.in)

92 For details, registration and e-payment login GOK e-Procurement website (viz., https://kppp.karnataka.gov.in) or contact e-Procurement Helpdesk at 080–25501216/25501227.

IV. INFRASTRUCTURE DETAILS

The following are the details pertaining to the Infrastructures provided

The Swimming pool (both adult and kids) and associated buildings dimensions are hereby listed which should not be altered in any manner without prior approval from the commissioner. BWCC.

Sl no	Description	Main pool	Kids pool
1	Pool size	50 x 21 mtr	9 x 6 mtr
2	Pool shape	Rectangular	Rectangular
3	No. of lanes (2.5 Mtr wide)	8	-
4	Depth at shallow end	1.2 mtr	0.6 mtr
5	Depth at Deep end	2.0 mtr	0.65 mtr
6	Pool surface area	1050 sqm	54 sqm
7	Pool wall area	227 sqm	18 sqm
8	Pool tile area	1300 sqm	80 sqm
9	Pool volume	1680 cum	32 cum
10	Balancing tank volume	84 cum	-
11	Pool turnover	5 hrs	-
12	Pool system	Overflow duct drain	-
13	Filtration flow, designed	375 cum/hr	-
14	Filtration velocity	40 cum/hr/m	-
15	Return line pipe velocity	2.0 mtr/sec	-
16	Suction line pipe velocity	1.0-1.2 mtr/sec	-
17	Overflow line pipe velocity	0.8 mtr/sec	-
18	In-let flow and numbers	6cum/hr-65 Nos.	-
19	Residual chlorine in the pool water	1.5 to 2.0 mg-L	-
20	Ph in he pool water	7.2 to 7.8	-
21	Filter bobbin wound fiber glass reinforced with polyester resin high rate pressure sand filter-NSF approval	3 Nos.	-
22	Sand filter	125 cum/hr	-
23	Gallery 2 Nos.(Big & small)	400 + 100 = 500No.	-

Administrative Block:

Ground Floor: a) Entrance lobby: 3.56 mtr x 6.00 mtr = 21.36 sqm.

b) Ticket Counter: 3.80 mtr x 3.97 mtr = 15.08 sqm.

c) Green room(Gents): 6.00 mtr x 9.23 mtr = 55.38 sqm.

d) Green room(Ladies): 6.00 mtr x 9.23 mtr = 55.38 sqm.

e) Shower room(Gents): 6.46 mtr x 6.00 mtr = 38.76 sqm.

f) Shower room(Ladies): 6.00 mtr x 6.00 mtr = 36.00 sqm.

g) Toilet (Gents): 5.31 mtr x 6.00 mtr = 31.86 sqm.

h) Toilet (Ladies): 6.00 mtr x 5.80 mtr = 34.80 sqm.

i) Coach room: 4.00 mtr x 4.00 mtr = 16.00 sqm.

j) First –aid room: 4.00 mtr x 2.88 mtr = 11.52 sqm.

k) Trainer/life guards/
swimmers room: 21.00 mtr x 5.80 mtr = 121.80 sqm.

l) Store room: 4.00 mtr x 4.00 mtr = 16.00 sqm.

Total 453.94 sqm

a) First Floor: a) Office room : 6.00 mtr x 9.00 mtr = 54.00 sqm.
b) Gym room(Gents): 6.00 mtr x 12.00 mtr = 72.00sqm.
c) Gym room(Ladies): 6.00 mtr x 9.23 mtr = 55.38 sqm.
d) Toilet (Gents): 5.31 mtr x 6.00 mtr = 31.86 sqm.
e) Toilet (Ladies): 6.00 mtr x 5.80 mtr = 34.80 sqm.

Total 248.04 sqm

Terrace Floor: a) Staircase head room : 6.00 mtr x 4.00 mtr = 24.00 sqm.
b) To place Water tanks: 6.00 mtr x 4.00 mtr = 24.00 sqm

Total 48.00 sqm

GRAND TOTAL AREA IS 749.98 sqm.

(The BWCC provided only space for running the Gym for Ladies & Gents. And no Gym equipments will be provided. By the BWCC).

Open Spaces Available –

At the main entrance of the swimming pool 400.00 sqm
In between building 200.00 sqm

Total area 600.00Sqm

ANNEXURE

I. SCOPE OF WORK

BWCC invites offer from reputed agencies to **For Renovation ,operating, supervision and maintenance of Swimming Pool and its associated buildings located at 17th main, BSK 2nd Stage in ward No-108. Ganeshamandira, Padmanabhanagar constituency, Bengaluru- 560070.**

The main purpose of Outsourcing the Swimming pool and its associated buildings are as follows.

1) To serve the public.

2) To maintain Swimming pool in good condition.

3) To generate revenue to the BWCC.

4) To maintain the swimming pool and its associated buildings in good condition.

5) To maintain the swimming pool in hygienic condition.

6) To protect the BWCC asset.

7) To provide security to both swimming pool and its associated buildings and also to the swimmers.

BATCH TIMINGS

MORNING SESSION

FIRST BATCH	.....	06:00AM TO	07:00AM
SECOND BATCH	.....	07:00AM TO	08:00AM
THIRD BATCH	.....	08:00AM TO	09:00AM
AFTERNOON SESSION			
FOURTH BATCH	.....	12:30PM TO	01:30PM
FIFTH BATCH	.....	01:30PM TO	02:30PM
EVENING SESSION			
SIXTH BATCH	.....	5:00 PM TO	6:00 PM
SEVENTH BATCH	.....	6:00 PM TO	7:00 PM
EIGHT BATCH	.....	7:00 PM TO	8:00 PM

1 The above timings are liable to be changed by the BWCC according to the circumstances (if required)
2 **Only after intimating to the BWCC the seasonal pass rates may be fixed.**
3 **The total strength mentioned in the condition must be 200 nos in a batch is to be enforced strictly.**
4 **General public batches of 3 sessions at prescribed rates.**

V . Format for providing previous general experience

Sl No	Name of the project	Client Details	Value of the Project	Status of the project/Timely Completion/Cost over runs/meeting the design objectives

VI. DETAILS OF EXPERIENCE IN SIMILAR PROJECTS

To be furnished for relevant and similar projects executed by the bidder (please do not mention on going or incomplete projects here.)

Sl No	Name of the project	Client Details	Value of the Project	Type of Contract	TURN KEY/BOOT/BOO/DBOT.ETC	Status of the project/Timely Completion/ Cost over runs/meeting the design objectives

VII. PROFORMA FOR QUOTING THE FINANCIAL BID

Financial for Renovation, operating, supervision and maintenance of Swimming Pool and its associated buildings located at 17th main, BSK 2nd Stage in ward No108. Ganeshamandira, Padmanabhanagar constituency, Bengaluru- 560070.

Sl No	Description	Rate Quoted (Total Amount for 10 years to be quoted)	
		In Figures	In Words
1	10 Years		
	Total		

VIII INSTRUCTIONS TO BIDDERS;

- The bidder should upload the technical documents through e-procurement portal within the stipulated period which is mandatory.
- All documents are to be scanned and uploaded.
- Total number in a batch mentioned in the condition is to be maintained strictly.
- As per e-procument portal norms RFP documents should be downloaded.
- Income tax turnover certificate for five years (2021-22 and 2025-26) are to be scanned and submitted.480 lakhs
- **Joint Venture / Consortium are not allowed strictly**.
- General details of the company, firms, sports promoting bodies etc., along with full information pertaining to the organization are to be up loaded.
- Audited financial statements along with details including annual turnover, income and net cash accruals for the past 3 years are to be uploaded.
- Experience in the relevant field like, details of experience to carry out coaching for swimming & day to day maintenance like water purification, up keeping the swimming pool in good condition, providing watch & ward of swimming pool, its associated building maintenance and also for collection of swimming fees etc are to be uploaded.
- Business model for sharing of revenues are to be uploaded.
- Any other relevant information's for assignment.
- Company establishment details, men, and machineries details are to be uploaded.
- **In addition to EMD 10% of the quoted / bid amount shall be paid as additional security deposit through bank guarantee.**
- EMD will be forfeited for non submission of tender
- The tender is of Two cover system. 1) Technical bid & 2) Financial bid

- Previous experience of maintenance of swimming pool / service details should be scanned and uploaded.
- The bidder should not be defaulter to BWCC.
- After down loading the RFP documents from the e-procurement portal duly filling the details along with necessary enclosures should be scanned and uploaded.
- RFP document may be uploaded through the e-procument portal only in two cover system. Namely: 1. Technical bid and 2. Financial bid.
- Those who are eligible in technical evaluation their financial bids will be opened and those who are not eligible in technical evaluation their Financial bid will be rejected.
- Successful bidder should pay 10% of the bid amount with in 7 days through D.D. in favor of **Executive Engineer, Yediyur Divison, BWCC** to execute the agreement**.**
- As per the terms and conditions the bidder has to maintain swimming pool and its associated building in hygienic and in good condition**.**

Signature of the Contractor

Executive Engineer
Yediyur Division , BWCC.